

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS  
MINUTES OF THE MEETING OF

July 1, 2005

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:03 a.m. by Warren Hoag, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of July 1, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

**PUBLIC COMMENT PERIOD**

Mr. Bob Staller, applicant for D030087P. States he concurs with the staff report.

**CONSENT AGENDA:**

None

**NON-HEARING ITEMS:**

1. This being the time set for hearing to consider a request by **CAMBRIA COMMUNITY SERVICES DISTRICT** for a Minor Use Permit/Coastal Development Permit to allow installation and operation of equipment for a bio-solids dewatering within the central portion of the existing wastewater treatment plant. The project will result in the disturbance of approximately 4,096 square feet of a 12 acre parcel. The proposed project is within the Public Facilities land use category. The project is located at 5500 Heath Lane, west of Highway 1 at the intersection of Heath Lane and Windsor Boulevard, in the community of Cambria in the North Coast planning area. A Class 1 Categorical Exemption was issued by Cambria Community Services District, acting as lead agency. **County File No: DRC2004-00187**. APN: 022-063-001. Supervisorial District 4. Date Accepted: April 29, 2005. Marsha Lee, Project Manager.

**MINUTES:**

Hearing Officer: Warren Hoag

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through K in Exhibit A and subject to Conditions 1 through 9 in Exhibit B. (Document No. 2005-102)

2. This being the time set for hearing to consider a request by **BOB STALLER** for a Minor Use Permit/Coastal Development Permit to allow for the replacement of four existing 4-foot culverts with one 20 foot box culvert bridge with a natural bottom and construct boulder weirs and pools to propagate steelhead habitat, assist in steelhead migration, and focus the primary flow of water so that it is in the center of the stream. The project design, construction, and permitting process are being managed by the Upper Salinas - Las Tablas Resource Conservation District (RCD). RCD is also managing permitting

with other agencies such as Fish and Game and Army Corps of Engineers. The project is in the Agriculture Land use category and is located on the south side of Highway 41, approximately three miles east of the City of Morro Bay on the Morro Creek Ranch avocado farm, in the Estero planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the project pursuant to Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address biological resources and geology and soils. **County File No: D030087P**. APN: 073-069-016. Supervisorial District: 2. Date Accepted: May 10, 2005. Ryan Hostetter, Project Manager.

**MINUTES:**

Hearing Officer: Warren Hoag

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et sec, and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through P in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2004-103)

**HEARING ITEMS:**

3. This being the time set for hearing to consider a request by **TIM AND KAREN AMES** for a Lot Line Adjustment to adjust the lot lines between two parcels of 5.07 and 5.76 acres each. The adjustment will result in two parcels of 5.48 and 5.35 acres each. The project will not result in the creation of any additional parcels. The project is within the Residential Rural land use category and is located at 275 Pacific Pine Drive, approximately 2 miles northeast of the community of Arroyo Grande in the San Luis Bay planning area. This project is exempt under CEQA. **County File No: SUB2004-00268/COAL05-0070**. APN: 044-301-032. Supervisorial District: No. 4. Date Accepted: May 16, 2005. Murry Wilson, Project Manager.

**MINUTES:**

Hearing Officer: Warren Hoag

Others: Tim & Karen Ames, applicants.

Josh LeBombard, staff, presents project.

Tim Ames, applicant, states he concurs with the staff report, related conditions of approval, and supports the lot line adjustment.

Hearing officer asks if the applicant understands the lot line adjustment process. Explains to Mr. Ames he will still have to record a certificate of compliance or file a parcel map to finalize the lot line adjustment, and explains timing for the local appeal period.

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is granted based on Findings A through D in Exhibit A and subject to Conditions 1 through 9 in Exhibit B. (Document No. 2005-104)

4. This being the time set for hearing to consider a request by **JAMES CAMPA** for a Lot Line Adjustment to adjust the lot lines between two parcels of 1.07 and 1.20 acres each, resulting in two parcels of 1.07 and 1.20 acres each with an even lot exchange. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category located at Lots 137 and 138 of Tract 1910 on the east side of Fly Rod Place, in the Heritage Ranch Village, approximately 1.0 miles east of Nacimiento Lake Drive and approximately 15.0 miles northwest of the City of Paso Robles in the Nacimiento planning area. This project is exempt under CEQA. **County file No: SUB2004-00351/COAL05-0144.** APN: 012-375-025; 012-376-037. Supervisorial District: 1. Date Accepted: May 26, 2005. Julie Eliason, Project Manager.

**MINUTES:**

Hearing Officer: Warren Hoag

Others: James Campa, co-applicant; Jim King, Architectural Environmental Planner for the Heritage Ranch Homeowners' Association.

Staff: Josh LeBombard

James Campa, owner & applicant, states he concurs with the staff report. Mr. Campa explains how the current, non-conforming situation occurred, which caused an infringement on the setback from the south property line adjacent to lot 137.

Hearing officer advises Mr. Campa there will be necessary follow-up to record a certificate of compliance to complete the lot line adjustment. Explains the local appeal period timeline. Recommends Mr. Campa contact the project planner when he is ready to proceed with the Certificate of Compliance.

Jim King, Architectural Environmental Planner for the Heritage Ranch Homeowner's Association, is here in support of Mr. Campa's project.

There is discussion of the lot line adjustment process and the fact that this lot line adjustment will result in an even exchange of property between the two respective parcels.

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is granted based on Findings A through D in Exhibit A and subject to Conditions 1 through 9 in Exhibit B. (Document No. 2005-105)

There being no further business to discuss, the hearing is adjourned.

Respectfully submitted,  
Mary Velarde, Secretary  
Planning Department Hearings